

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS**

JUNE 15, 2017

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Call to order by Mayor Carroll**
 - A. Prayer and Pledge
- 3. Approval of the Agenda**
- 4. Public Hearing**
 - A. Item 11A
 - B. Item 11B
 - C. Item 11C
- 5. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).**
- 6. Awards and/or Recognitions**
- 7. Public Announcements**
- 8. Staff Comments**
- 9. Approval of the Minutes**
 - A. June 1, 2017 Board of Commissioners Meeting
- 10. Consent Agenda Consisting of Items as Follows**
- 11. Old Business**
 - A. Second and Final Reading on Ordinance #2017-11, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcel 012.00, Consisting of .89 Acres, Located at 7309 Cox Pike, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District
 - B. Second and Final Reading on Ordinance #2017-12, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcel 013.00, Consisting of 1.41 Acres, Located at 7307 Cox Pike, from A RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District
 - C. Second and Final Reading on Ordinance #2017-10, An Ordinance of the City of Fairview, Tennessee, Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018
 - D. Second and Final Reading on Ordinance #2017-14, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 13, "Property Maintenance Regulations," Chapter 4, "Tree Planting and Protection," Section 13-403 "Establishment of a Tree Commission."
 - E. Second and Final Reading on Ordinance #2017-15, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 2, "Boards and Commissions," Chapter 3, "Park Commission," Section 2-302. "Membership and Section 2-304. "Terms."

12. New Business

- A. Revision to Preliminary Plat for Crye-Leike Mixed Use Development, Map 42, Parcel 46.01, 8.68 Acres, Owner: Harold Crye
- B. Ordinance 2017-16, An Ordinance Establishing and Adopting a Perpetual Comprehensive Pay Plan for Full Time Employees of the City of Fairview

13. City Manager Items for Discussion

- A. Miscellaneous Updates
- B. City Attorney Comments

14. Communications from the Mayor and Commissioners

15. Adjournment

11A

ORDINANCE #2017-11

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCEL 012.00, CONSISTING OF .89 ACRES, LOCATED AT 7309 COX PIKE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Property Owner Joseph Morris to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on May 9, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 42, Parcel 012.00 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately .89 acres and is owned by Joseph A. Morris and wife, Joyce A. Morris who have authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Published in the Fairview Observer on _____

Public Hearing Held: _____

1st Reading: May 18, 2017

2nd Reading: _____

Approved by the Board of Commissioners:

Patti L. Carroll, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-6

DATE: MAY 9, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

- 8.4 DISCUSS AND/OR TAKE ACTION ON REZONING REQUEST FOR 7309 COX PIKE, 0.89 ACRES AND OWNED BY JOSEPH MORRIS, AND 7307 COX PIKE, 1.41 ACRES AND OWNED BY TIFFANY FORSHEY, FROM AN RS-40 TO R-20.

Mangrum made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Carroll and all were in favor.



City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- ☒ Completion of this application. Please type or print the information in blue or black ink.
- ☒ A copy of the deed to the property.
- ☒ A plat or certified survey of the property. W
- ☒ A list of Names and addresses of all adjacent property owners on attached sheet. W
- ☐ A legal description of the property, if available.
- ☐ If the applicant is not the property owner, a notarized letter from the property W owner must be attached giving the authority to request the zoning.
- ☒ A letter summarizing the project proposal, including the proposed usage of the land, W reason for the rezoning request and justification for the rezoning request.
- ☒ Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 5/3/17

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☒ Property Owner ☐ Purchaser of Property ☐ Engineer Trustee
☐ Architect ☐ Other _____

Name: Joseph Morris

Phone: _____

Business: _____

E-mail: _____

Address: _____

Preferred Contact Method: Phone

City: _____

(Mail, E-mail, Phone)

State: _____ Zip: _____

SECTION 2 – Property Information for the Rezoning Request

Project Name: _____

Project Address: 7309 Cox Pike

Existing Land Use: R-40

Proposed Land Use: R-20

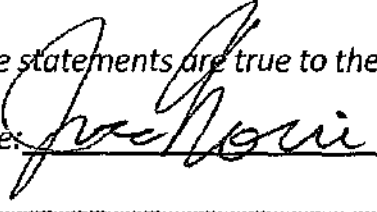
Total Acreage of Project/Rezoning: .89

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
042	012.00	B40	R20	.89	

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature:  Date: 5/2/17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID: 5/2/2017 - POTO - \$200.00

DATE OF APPROVAL BY PLANNING COMMISSION: _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

May 2, 2017

To: The Board of Commissions,

It is our desire to change the zoning status of 7309 Cox Pike from R-40 status to R-20 in order to facilitate the construction on two very attractive homes. Currently, this property is comprised of only .89 acre or approximately 38,768 sq. ft. which is 1231 sq. ft. shy of accomplishing this objective. Our neighbor to the rear (Tiffany Forshey) is interested in a land swap in which we obtain a net increase in acreage of approximately .07 acre yielding a total of approximately .96 acres or 41,817 sq. ft. The increase in acreage will not only satisfy the need for additional area, but will assure both lots are wide enough to satisfy the 100' width requirement at the homes front building lines. Chapdelaine and Associates has been good enough to put this on paper for your review.

After discussions with the Fairview codes department, and consultation with the city engineer in Franklin, I believe this zoning change will comply with the Williamson County "Land Usage Plan", and given that only one additional home will be constructed, density will hopefully not be an issue.

The quality of the homes construction will be very high including generous brick, complimented by some hardi-board, on all elevations. The interior will be represented by generous portions of hardwood floors, granite countertops and stainless appliances.

Thank you so much.

Joe Morris



EXHIBIT "A"

LEGAL DESCRIPTION

File Number: 17005

Policy Number: 72306-210741525

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND LOCATED IN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, ON THE SOUTH MARGIN OF COX PIKE. BOUNDED ON THE EAST AND SOUTH BY EDWARD BUCKNER ANDERSON AND ON THE WEST BY DEBI ROBBINS DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-21-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF COX PIKE, SAID ROD BEING THE NORTHEAST CORNER OF THE DEBI ROBBINS LAND (BOOK 3505, PAGE 744 R.O.W.C., TN.) AND BEING LOCATED S. 46° 10' 16" E. 114.15 FEET FROM SAID ROBBINS NORTHWEST CORNER; THENCE WITH SAID SOUTHERLY MARGIN S. 46° 16' 27" E. 70.94 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1,500.00', AN ARC LENGTH OF 113.32 FEET AND A CHORD BEARING AND DISTANCE OF S. 52° 24' 00" E. 113.29 FEET TO AN IRON ROD (NEW); AT THE NORTHWEST CORNER OF THE EDWARD ANDERSON BUCKNER LAND (BOOK 174, PAGE 64 R.O.W.C., TN.) THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID BUCKNER S. 00° 58' 45" E. 174.44 FEET TO AN IRON ROD (OLD), SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S. 78° 11' 18" W. 163.87 FEET TO AN IRON PIPE (OLD) IN THE EASTERLY LINE OF SAID ROBBINS; THENCE WITH SAID ROBBINS N. 02° 52' 42" E. 326.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES MORE OR LESS.

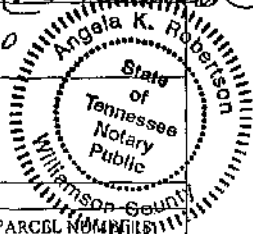
Being the same property conveyed to Joseph W. Morris and Joyce A. Morris, husband and wife, by Warranty Deed from Michael Myers and Catherine Myers, husband and wife, of record in Book 6985, page 420, Register's Office for Williamson County, Tennessee, dated January 17, 2017.

WARRANTY DEED File #17005	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$50,000.00
	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2017.

George Guder
A (Tian)

Angela K. Robertson
Notary Public

MY COMMISSION EXPIRES: 5.3.2020
(AFFIX SEAL)



Pick Up

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph W. Morris (NAME)	Joseph W. Morris	-042H-A-012.00
7309 Cox Pike (ADDRESS)		
Fairview, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael Myers and Catherine Myers, husband and wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Morris and Joyce A. Morris, husband and wife, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, ON THE SOUTH MARGIN OF COX PIKE. BOUNDED ON THE EAST AND SOUTH BY EDWARD BUCKNER ANDERSON AND ON THE WEST BY DEBI ROBBINS DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-21-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF COX PIKE, SAID ROD BEING THE NORTHEAST CORNER OF THE DEBI ROBBINS LAND (BOOK 3505, PAGE 744 R.O.W.C., TN.) AND BEING LOCATED S. 46° 10' 16" E. 114.15 FEET FROM SAID ROBBINS NORTHWEST CORNER; THENCE WITH SAID SOUTHERLY MARGIN S. 46° 16' 27" E. 70.94 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1,500.00', AN ARC LENGTH OF 113.32 FEET AND A CHORD BEARING AND DISTANCE OF S. 52° 24' 00" E. 113.29 FEET TO AN IRON ROD (NEW); AT THE NORTHWEST CORNER OF THE EDWARD ANDERSON BUCKNER LAND (BOOK 174, PAGE 64 R.O.W.C., TN.) THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID BUCKNER S. 00° 58' 45" E. 174.44 FEET TO AN IRON ROD (OLD), SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S. 78° 11' 18" W. 163.87 FEET TO AN IRON PIPE (OLD) IN THE EASTERLY LINE OF SAID ROBBINS; THENCE WITH SAID ROBBINS N. 02° 52' 42" E. 326.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES MORE OR LESS.

Being the same property conveyed to Michael Myers and Catherine Myers and W. Lipscomb Davis, Jr., as Joint Tenants with Right of Survivorship by Quitclaim deed from Michael Myers and Catherine Myers, husband and wife of record in Book 5216, page 511, Register's Office for Williamson County, Tennessee, dated December 6, 2010 and recorded on December 7, 2010. W. Lipscomb Davis, Jr. having since died May 21, 2013 leaving Michael Myers and Catherine Myers as surviving tenants under the joint tenancy of survivorship. Daniel Heard executes this instrument on behalf of Michael Myers and Catherine Myers pursuant to a power of attorney dated 10-25-16, and of record in Book 6985, page 417, in the register's office of Williamson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ properly, known as

7309 Cox Pike, Fairview, TN 37062

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEES, their heirs and assigns forever; and we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of January, 2017.

Michael Myers by: D. Heard, attorney in fact
Michael Myers by Daniel Heard, his attorney in fact

Catherine Myers by: D. Heard, attorney in fact
Catherine Myers by Daniel Heard, her attorney in fact

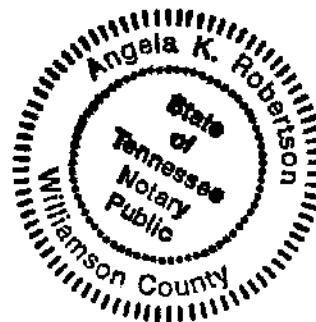
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael Myers and Catherine Myers for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Michael Myers and Catherine Myers, and is authorized by Michael Myers and Catherine Myers to execute this instrument on their behalf.

This the 17th day of January, 2017.

My Commission Expires: 5-3-2020


Angela K. Robertson
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

BK: 6985 PG: 420-421
17002053

	2 PGS:AL-DEED	
	473473	
	01/17/2017 - 03:45 PM	
	BATCH	473473
	MORTGAGE TAX	0.00
	TRANSFER TAX	185.00
	RECORDING FEE	10.00
	DP FEE	2.00
	REGISTER'S FEE	1.00
	TOTAL AMOUNT	198.00
STATE OF TENNESSEE, WILLIAMSON COUNTY		
SARIE WADE		

ORDINANCE #2017-12

11B

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCEL 013.00, CONSISTING OF 1.41 ACRES, LOCATED AT 7307 COX PIKE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT

WHEREAS, a request has been made by Property Owner Tiffany Forshey to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on May 9, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 42, Parcel 013.00 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately 1.41 acres and is owned by John Forshey and wife, Tiffany Forshey who have authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Published in the Fairview Observer on _____

Public Hearing Held: _____

1st Reading: May 18, 2017

2nd Reading: _____

Approved by the Board of Commissioners:

Patti L. Carroll, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-6

DATE: MAY 9, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

- 8.4 DISCUSS AND/OR TAKE ACTION ON REZONING REQUEST FOR 7309 COX PIKE, 0.89 ACRES AND OWNED BY JOSEPH MORRIS, AND 7307 COX PIKE, 1.41 ACRES AND OWNED BY TIFFANY FORSHEY, FROM AN RS-40 TO R-20.

Mangrum made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Carroll and all were in favor.

City of Fairview

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Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- ☒ Completion of this application. Please type or print the information in blue or black ink.
- ☒ A copy of the deed to the property.
- ☒ A plat or certified survey of the property.
- ☒ A list of Names and addresses of all adjacent property owners on attached sheet.
- ☐ A legal description of the property, if available.
- ☐ If the applicant is not the property owner, a notarized letter from the property owner must be attached giving the authority to request the zoning.
- ☒ A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
- ☒ Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 05/02/2017

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☒ Property Owner ☐ Purchaser of Property ☐ Engineer Trustee
☐ Architect ☐ Other _____

Name: Tiffany Forshey

Phone: _____

Business: _____

E-mail: _____

Address: _____

Preferred Contact Method: e-mail

City: Fairview

(Mail, E-mail, Phone)

State: TN Zip: 37062

SECTION 2 – Property Information for the Rezoning Request

Project Name: _____

Project Address: 7307 Cox Pike

Existing Land Use: Residential - B40

Proposed Land Use: Residential - R-20

Total Acreage of Project/Rezoning: 1.41

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
042H	01300			1.41	John Forshey Tiffany Forshey

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: Tiffany Forshey Date: 05/02/2017

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID: 5/2/2017 PAID \$200.00

DATE OF APPROVAL BY PLANNING COMMISSION: _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

May 2, 2017

To: The Board of Commissions,

It is our desire to change the zoning status of 7309 Cox Pike from R-40 status to R-20 in order to facilitate the construction on two very attractive homes. Currently, this property is comprised of only .89 acre or approximately 38,768 sq. ft. which is 1231 sq. ft. shy of accomplishing this objective. Our neighbor to the rear (Tiffany Forshey) is interested in a land swap in which we obtain a net increase in acreage of approximately .07 acre yielding a total of approximately .96 acres or 41,817 sq. ft. The increase in acreage will not only satisfy the need for additional area, but will assure both lots are wide enough to satisfy the 100' width requirement at the homes front building lines. Chapdelaine and Associates has been good enough to put this on paper for your review.

After discussions with the Fairview codes department, and consultation with the city engineer in Franklin, I believe this zoning change will comply with the Williamson County "Land Usage Plan", and given that only one additional home will be constructed, density will hopefully not be an issue.

The quality of the homes construction will be very high including generous brick, complimented by some hardi-board, on all elevations. The interior will be represented by generous portions of hardwood floors, granite countertops and stainless appliances.

Thank you so much.

Joe Morris



ORDINANCE No. 2017-10

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018



- WHEREAS,** *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and
- WHEREAS,** the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and
- WHEREAS,** the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows for fiscal year 2018:

General Fund	FY 2016 Actual	FY 2017 Estimated	FY 2018 Proposed
Taxes	\$ 4,236,000	\$ 4,154,000	\$ 4,407,750
Licenses and Permits	\$ 61,975	\$ 104,175	\$ 173,500
Fines and Fees	\$ 171,025	\$ 180,520	\$ 198,200
Intergovernmental	\$ 1,278,925	\$ 1,120,550	\$ 1,011,650
Other	\$ 77,653	\$ 81,500	\$ 263,725
Other Financial Sources TAN & GAN	\$ 659,322	\$ -	\$ -
Total Revenues	\$ 6,484,900	\$ 5,640,745	\$ 6,054,825
Beginning Fund Balance	\$ 1,250,000	\$ 2,606,474	\$ 2,841,633
Total Available Funds	\$ 7,734,900	\$ 8,247,219	\$ 8,896,458

State Street Aid	FY 2016 Actual	FY 2017 Estimated	FY 2018 Proposed
Intergovernmental	\$ 221,000	\$ 215,000	\$ 225,500
Other	\$ -	\$ -	\$ 250
Total Revenues	\$ 221,000	\$ 215,000	\$ 225,250
Beginning Fund Balance	\$ 226,100	\$ 229,500	\$ 350,000
Total Available Funds	\$ 447,100	\$ 444,500	\$ 575,250

Drug Fund	FY 2016 Actual	FY 2017 Estimated	FY 2018 Proposed
Fines and Fees	\$ 15,640	\$ 21,600	\$ 13,000
Other	\$ 50,970	\$ 30,100	\$ 20,250
Total Revenues	\$ 66,610	\$ 51,700	\$ 33,250
Beginning Fund Balance	\$ 63,700	\$ 57,060	\$ 93,910
Total Available Funds	\$ 130,310	\$ 108,760	\$ 127,160

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY 2016 Actual	FY 2017 Estimated	FY 2018 Proposed
General Government	\$ 57,000	\$ 57,000	\$ 90,000
Administration	\$ 1,144,100	\$ 1,533,033	\$ 1,118,400
Finance	\$ 165,700	\$ 174,500	\$ 166,900
Planning and Zoning	\$ 117,333	\$ 260,000	\$ 420,100
Municipal Court	\$ 117,809	\$ 123,000	\$ 140,725
Police Department	\$ 1,203,900	\$ 1,314,000	\$ 1,625,050
Fire Department	\$ 815,100	\$ 930,000	\$ 1,428,850
Public Works	\$ 645,800	\$ 797,500	\$ 1,102,000
Debt Service	\$ 870,426	\$ 213,000	\$ 213,000
-	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -
Total Appropriations	\$ 5,137,168	\$ 5,402,733	\$ 6,304,575
Surplus/(Deficit)	\$ 1,356,474	\$ 235,159	\$ (332,975)
Other Financial Sources (Uses): Transfer In (Drug & Facilities Funds)	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 2,606,474	\$ 2,841,633	\$ 2,508,658

State Street Aid	FY 2016 Actual	FY 2017 Estimated	FY 2018 Proposed
Public Works	\$ 178,000	\$ 55,000	\$ 536,250
Debt Service	\$ 39,000	\$ 39,000	\$ 39,000
General Government	\$ -	\$ -	\$ -
Total Appropriations	\$ 217,600	\$ 94,000	\$ 575,250
Surplus/(Deficit)	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 229,500	\$ 350,000	\$ 46,250

Drug Fund	FY 2016 Actual	FY 2017 Estimated	FY 2018 Proposed
Police Department	\$ 130,310	\$ 108,760	\$ 127,160
Total Appropriations	\$ 73,250	\$ 14,850	\$ 46,000
Surplus/(Deficit)	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 57,060	\$ 93,910	\$ 81,160

SECTION 3: At the end of the current fiscal year the governing body estimates balances/ (deficits) as follows:

General Fund	\$ 2,355,500
State Street Aid	\$ 46,250
Drug Fund	\$ 81,160

SECTION 4: That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Principal	Interest Requirements	Debt Authorized and Unissued	Principal Outstanding at June 30
Bonds	\$ 2,935,000	\$ 70,181	N/A	\$ 2,755,000
Notes			N/A	
Capital Leases			N/A	
Other Debt			N/A	

SECTION 5: During the coming fiscal year the governing body has planned capital projects and proposed funding as follows:

Proposed Capital Projects	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
N/A	N/A	N/A

SECTION 6: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accordance with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 7: Money may be transferred from one appropriation to another in the same fund in an amount of up to \$1,000, subject to such limitations and procedures as set in the Budget Policy adopted by the Board of Commissioners in Ordinance No. 840 adopted on **June 30, 2014** by Section 6-56-209 of the *Tennessee Code Annotated*. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 8: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

SECTION 9: There is hereby levied a property tax of \$ 0.8765 per \$100 of assessed value on all real and personal property.

SECTION 10: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval if the City has notes issued pursuant to Title 9, Chapter 21, Tennessee Code Annotated or loan agreements with a public building authority issued pursuant to Title 12, Chapter 10, Tennessee Code Annotated approved by the Comptroller of the Treasury or Comptroller's Designee within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21, Tennessee Code Annotated (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the City does not have such debt outstanding, it will file

this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

SECTION 11: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 12: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 13: This ordinance shall take effect July 1, 2017, the public welfare requiring it.

Patti Carroll, Mayor

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

First Reading: June 1, 2017

Public Hearing: _____

Second Reading: _____

11D

ORDINANCE NO. 2017-14

AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODE, TITLE 13, "PROPERTY MAINTENANCE REGULATIONS," CHAPTER 4, "TREE PLANTING AND PROTECTION", SECTION 13-403 "ESTABLISHMENT OF A TREE COMMISSION."

WHEREAS, the Board of Commissioners have determined that the City of Fairview, Tennessee, Municipal Code, Title 13, "Property Maintenance Regulations", Chapter 4, "Tree Planting and Protection," Section 13-403 "Establishment of a Tree Commission," needs to be amended and updated.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY OF FAIRVIEW, TENNESSEE AS FOLLOWS:

Title 13, "Property Maintenance Regulations", Chapter 4, "Tree Planting and Protection," Section 13-403 "Establishment of a Tree Commission," is hereby amended to read as follows:

There shall be a commission to be known and designated as the "tree commission."

1. The tree commission shall be composed of five (5) voting members. All members should have experience or knowledge of trees or gardening.

(a) Three (3) members of Fairview, Tennessee, citizens at large, shall be appointed by the mayor, with approval of the board of commissioners. One (1) member of the Board of Commissioners (appointed by the Board of Commissioners) and one (1) member of the planning commission (appointed by the planning commission) shall serve as the other members. The city arborist serves as an advisory member.

(b) Appointed citizen members shall serve for a term of three years. The board of commission and planning commission members shall serve for his/her elected term. The city arborist shall serve at the pleasure of the city manager.

(c) All members shall serve without compensation.

(d) The tree commission will submit all proposals for the community tree to the board of commissioners for approval.

(e) Any contract for service or expenditure of city funds shall be submitted to the board of commissioners for approval, prior to

commitment. (Ord. #409, April 1997, as renumbered and replaced by Ord. #501, May 2001, and replaced by Ord. #528, Oct. 2002; Ord. #552, Sept. 2003, and Ord. #557, Oct. 2003; and amended by Ord. #565, Feb. 2004, and Ord. #662, March 2007)

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, This Ordinance shall take effect at the earliest date provided by law following its final reading and approval, the public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: _____, 2017.

Passed second reading: _____, 2017.

11E

ORDINANCE NO. 2017-15

AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODE, TITLE 2, "BOARDS AND COMMISSIONS," CHAPTER 3, "PARK COMMISSION", SECTION 2-302. "MEMBERSHIP" AND SECTION 2-304. "TERMS."

WHEREAS, the Board of Commissioners have determined that the City of Fairview, Tennessee, Municipal Code, Title 2, "Boards and Commissions", Chapter 3, "Park Commission," Section 2-302, "Membership," and Section 2-304, "Terms" need to be amended and updated.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY OF FAIRVIEW, TENNESSEE AS FOLLOWS:

Title 2, "Boards and Commissions", Chapter 3, "Park Commission," Section 2-302, "Membership," is hereby amended to read as follows:

The park commission members shall be composed of individuals as follows:

- (1) Three (3) members from the Fairview, Tennessee, citizens at large.
- (2) One (1) member from the Fairview, Tennessee, Friends of Bowie Nature Park.
- (3) One (1) member of the Board of Commissioners.

Title 2, "Boards and Commissions, Chapter 3, "Park Commission," Section 2-304, "Terms," is hereby amended to read as follows:

- (1) Terms of office for all citizen members shall be three (3) year terms. Term of office for Board of Commissioners member shall be their term of office.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, This Ordinance shall take effect at the earliest date provided by law following its final reading and approval, the public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: _____, 2017.

Passed second reading: _____, 2017.

City of Fairview

12A

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-795

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-2

DATE: MARCH 14, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.2 DISCUSS AND/OR TAKE ACTION ON CRYE-LEIKE MIXED-USE DEVELOPMENT (FORMERLY AUDUBON COVE) PRELIMINARY PLAT MAP 42, PARCEL 46.01, 8.68 ACRES. HAROLD CRYE, OWNER

Beata made a motion to send a recommendation for approval to the Board of Commissioners with City Staff Report, with adding street trees and some type of improved useable amenity of their choosing of the five they discussed (mini park or tot lot (playground) neighborhood park, recreational building, pedestrian open space system (trail system) specialized facilities (golf course, tennis courts, swimming pools) Would like to say those changes be made before goes to the BOC, so they could see the plan with the changes. Burks Seconded. All were in favor.

8.2 DISCUSS AND/OR TAKE ACTION ON CRYE-LEIKE MIXED-USE DEVELOPMENT (FORMERLY AUDUBON COVE) PRELIMINARY PLAT MAP 42, PARCEL 46.01, 8.68 ACRES. HAROLD CRYE, OWNER.

Gary Martin presents to answer questions. Beta read City Staff report, which will become part of these minutes. Exhibit A. Martin stated this is a project that was started years ago, originally approved for 30 lots, construction plans were approved as well. Owner wanted to change the plan, put a perimeter buffer of 20 feet go to a smaller lot, number, they actually reevaluated the storm water calculations have been able to eliminate the detention pond, same design, same road length, same water design, same sewer design, been approved by WADC. Martin stated they had actually paid for 30 lots in previous times, instead of having the 20 lot increment approval they will have 30 lots and the remaining 17, that's the way they phased it. The initial phase will be 30 lots; final phase will be 17 lots. They will have to revise construction plans; they will do that when it goes to the Board of Commissioners. Beata asked what the original zoning on this was. Owen stated he doesn't know what the original zoning, does know that on March 13, 2007 Planning Commission approved a positive recommendation for rezoning to the current RS-8/CG mixed used PUD. BOC approved on 2nd & final reading the actual rezoning, Ordinance # 668 on June 07, 2007. Mangrum stated just for clarification they are not rezoning they are just amending the PUD. Owen stated correct. Owen stated as they are aware Planned Overlay Districts the Master Plan that goes with those initial rezoning's, RPUD or Mixed Use PUD that Master Plan is a part of that actual rezoning action. Owen stated so with that initial Master Plan that was approved back in 2007 with the 30 lots, they are now proposing to increase, revise that Master Plan to show the 47 lots, that is why it is classified as a major amendment. Owen stated that are just considering the amendment, they are not necessarily opening up the entire plan again. Burks this is Crye-leike mixed use development, this is an amendment to previously overlay PUD designation. Correct. Burks asked Cantrell when they have a request to amend a previous PUD on a rezoning request, would they have to require all the same documentation we would under a normal rezoning request. Cantrell stated not dealing with a rezoning, just amending the ordinance, will have to go back to the BOC if the recommendation is to approve it. Cantrell stated the plan will have to be part of that ordinance. Burks asked was there a letter from the owner in the original documentation. Hall stated he would have to go back and look at those minutes. Hall stated if the letter is there in the files he will have at the BOC meeting. Cantrell stated if his agent was at the meeting, verbal would be fine. Cantrell stated or they could correct it now by a letter stating their agent can represent. Butler asked is there any plans for that commercial area in the front. Martin stated a commercial building, they were asked to separate the two projects. Burks stated with this being amended would this be brought up to the new recommendations. Carroll stated she thinks if they are making changes they should bring up to our new codes. Mangrum asked Owen what our current threshold? Owen stated 5% of the total area of the development is required to be open space. Burks asked Owen what items that would possibly be. Owen stated mini park or tot lot (playground) neighborhood park, recreational building, pedestrian open space system (trail system) specialized facilities (golf course, tennis courts, swimming pools) Martin stated he thinks they could address that, walking trail, has 3.7 acres, could put easily put in a walking trail, possibly a picnic trails. Butler stated could they get a list of any variances that may vary from the new subdivision regulations that would be on this plan. Martin stated he would have to have

Owen to help him out with that. Carroll stated she thinks if they are changing the plan they should have to bring up to current regulations. Burks stated he agrees or go with what was already approved. Owen stated to the best of his knowledge, what's before them tonight there is only two items that he believes would be considered not to be in compliance with the current regulations. Owen stated one is the street trees and the other is the improved recreational open space. Owen stated if those are items they desire to see in order for them to make a positive recommendation; he thinks they would be well in their right to make a positive recommendation contingent on those items being added to the plan before it goes to the BOC for 1st reading and consideration. Mangrum asked what percentage of open space is on this new design. Martin stated he believes it's quite about more than is required. Beata made a motion to send a recommendation for approval to the Board of Commissioners with City Staff Report, with adding street trees and some type of improved useable amenity of their choosing of the five they discussed (mini park or tot lot (playground) neighborhood park, recreational building, pedestrian open space system (trail system) specialized facilities (golf course, tennis courts, swimming pools) Would like to say those changes be made before goes to the BOC, so they could see the plan with the changes. Burks Seconded. All were in favor.

**CITY OF FAIRVIEW
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
MARCH 14, 2017**

CITY STAFF REPORT

5. RECOMMENDATIONS - No Agenda Items

6. BONDS

**ITEM 6.1 DEER VALLEY DOWNS-7200 CROW CUT ROAD - \$10,000.00. EXPIRES APRIL 15, 2017
ROAD CUT BOND FOR DEER VALLEY**

No staff comments

**ITEM 6.2 STUFF-IT-INN STORAGE, LLC – SURETY BOND TO COVER. BOND AMOUNT
\$55,000.00. BOND EXPIRES APRIL 16, 2017. THE PLANNING COMMISSION VOTED
TO REDUCE TO MAINTENANCE BOND FOR \$5,000.00. OWNER KEPT BOND AT
\$55,000.00. BOND EXPIRES 4/16/2017**

No staff comments

**ITEM 6.3 SWEETBRIAR SPRINGS – LETTER OF CREDIT TO COVER THE ROAD, WATER,
SEWER, DRAINAGE, EROSION, STREET SIGN ALLOWANCE, AND EMERGENCY
ACCESS - \$45,000.00 – THE PLANNING COMMISSION REDUCED THE BOND ON
JUNE 12, 2005. BOND EXPIRES APRIL 16, 2017**

No staff comments

**ITEM 6.4 FAST PACE MAINTENANCE BOND TO COVER THE LANDSCAPING. CASH BOND
\$2,000.00. WILL BE IN EFFECT UNTIL 1 YEAR AFTER THE DATE OF THE C.O. BEING
ISSUED. C.O. WAS ISSUED SEPTEMBER 24, 2015. WORK HAS BEEN COMPLETED
STAFF RECOMMENDS RELEASING THE BOND.**

No staff comments

7. OLD BUSINESS – No Agenda Items

8. NEW BUSINESS

**ITEM 8.1 DISCUSS AND/OR TAKE ACTION ON INFRASTRUCTURE CONSTRUCTION PLAN
FOR HORN TAVERN ROAD SUBDIVISION. MAP 22, PARCEL 15.00, 21.90 ACRES.
DUKE & DUKE, LLC. OWNER**

- 1) The BOC approved the 2nd and final reading of the proposed RPUD rezoning and accompanying Preliminary Master Development Plan for the subject parcel at their January 19, 2017 meeting. Per the Zoning Ordinance, within 60 days of the BOC adopting a PUD rezoning, owners shall record with the Register of Deeds a boundary plat or suitably comparable document identifying that the affected property(ies) are subject to the provisions of a PUD overlay district. Any off-site improvements and special conditions to which the development is subject shall be recorded with (or on) such plat. This document should be submitted to City staff for review and comment prior to being recorded.

Amendment to the previously approved PUD overlay Designation

City of Fairview

7100 City Center Way
Fairview, TN 37062-0069



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property.
3. A list of Names and addresses of all adjacent property owners.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the authority to request the zoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Request No. _____ Date Submitted _____

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☐ Property Owner ☐ Purchaser of Property ☒ Engineer Trustee
☐ Architect ☐ Other _____

Name: Gary Martin Phone: 615-812-2147
Business: Martin Engineering & Surveying E-mail: gmartin@martinengr.com
Address: 5226 Main Street, Suite 3 Best Way to Contact: E-Mail
(Mail, E-mail, Phone)
City: Spring Hill State: TN Zip: 37147

SECTION 2 – Property Information for the Rezoning Request

Project Name: CRYE LAKE MIXED USE DEVELOPMENT
Project Address: HWY 100

Existing Land Use: VACANT

Proposed Land Use: MIXED USE / COMMERCIAL / SINGLE FAMILY

Total Acreage of Project/Rezoning: _____

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
AZ	4601	CG	RS-8	19.4	HAARD GRYE TRUST

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: [Signature] Date: 3/3/17

.....

FOR OFFICE USE ONLY

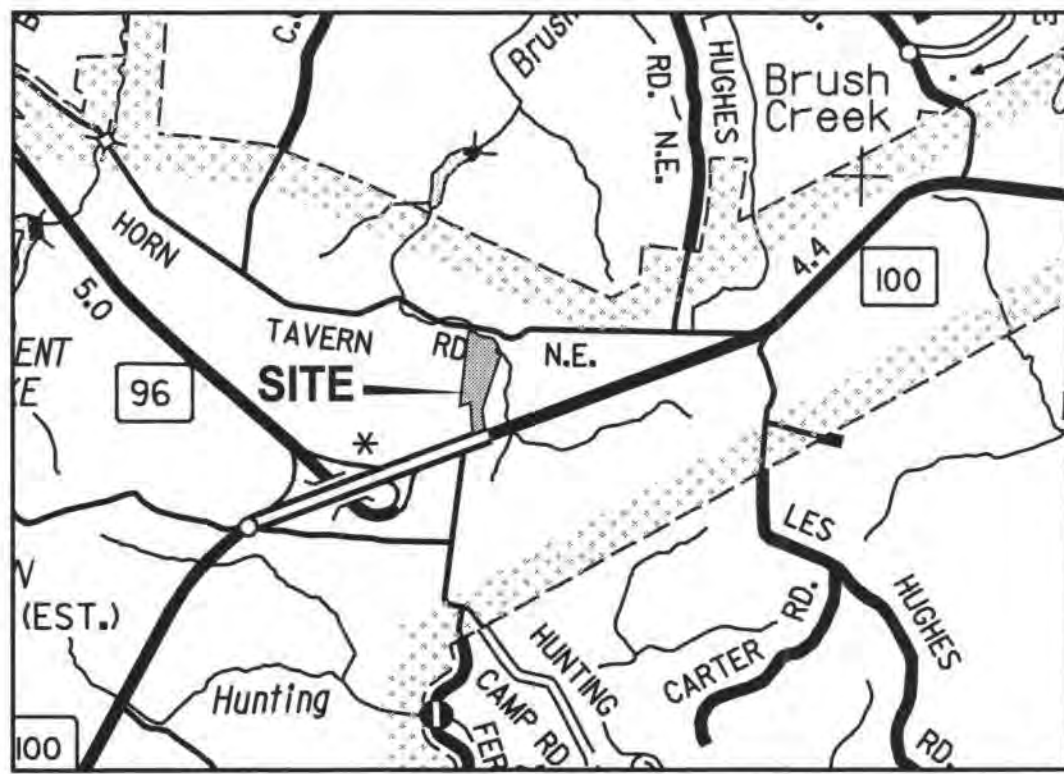
APPLICATION RECEIVED AND FILING FEE PAID _____

DATE OF APPROVAL BY PLANNING COMMISSION _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS _____

GENERAL NOTES:

- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY, CATEGORY I, AND HAS AN UNADJUSTED FIELD RUN TRAVERSE CLOSURE EXCEEDING 1" / 7,500'.
- TOPOGRAPHIC ELEVATIONS SHOWN WERE DERIVED FROM GRID CROSS-SECTIONS, USING A TOTAL STATION FOR HORIZONTAL AND VERTICAL CONTROL. ALL DISTANCES MEASURED HAVE BEEN ADJUSTED FOR TEMPERATURE.
- NO TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY; THEREFORE, THIS SURVEY IS SUBJECT TO ANY FINDINGS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
- PARCEL NUMBERS SHOWN THUS (00), REFER TO TAX MAP NO. 42, OF THE TAX ASSESSORS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" (AREA WITHIN THE 100 YR. FLOOD PLAIN) AS INDICATED ON FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 47187C0151 F, DATED 09/29/2006.
- UNDERGROUND ELECTRICAL SERVICE SHALL BE PROVIDED THROUGHOUT THE SUBDIVISION.
- ELECTRIC UTILITY CONTACT:
MIDDLE TENNESSEE ELECTRIC
FRANKLIN, TN
DAN K. FLORIDA
615-794-3561
TELEPHONE CONTACT:
BELLSOUTH COMMUNICATIONS
SERVICE OR BILLING
888-757-6500
ENGINEER'S/SURVEYOR'S INFO:
TOPOGRAPHIC INFO PROVIDED BY:
MARTIN ENGINEERING & SURVEYING, LLC
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37174
615-812-2147
PROPERTY OWNER:
HAROLD E. CRUE TRUST
5117 MARYLAND WAY
BRENTWOOD, TN 37027



VICINITY MAP
NTS

SURVEYOR'S NOTES

- INFORMATION CONCERNING MAJOR UTILITIES OR APPURTENANCES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE NOTED DURING THE SURVEY OR INFORMATION PROVIDED BY UTILITY REPRESENTATIVES. VERIFICATION OF EXISTENCE, SIZE, LOCATION, DEPTH, AND AVAILABILITY OF SERVICE SHOULD BE CONFIRMED BY LOCAL UTILITY AGENCIES.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF FAIRVIEW, WILLIAMSON COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF FAIRVIEW, WILLIAMSON COUNTY, TN ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE CODES & PUBLIC WORKS DEPARTMENT.
- THE TOTAL AREA OF THE PARCEL SHOWN HEREON IS 21.42± ACRES OR 933,220± SQUARE FEET.
- THIS PROPERTY IS CURRENTLY IDENTIFIED ON TAX MAP NO. 42 AS PARCEL NO. 46.01 IN WILLIAMSON COUNTY, TN. FOR DESIGNATION SHOWN THUS (XXX) INDICATES PARCEL NUMBERS FOR SAID MAP.
- PLAT REFERENCE: N/A
- DEED REFERENCES: DEED BOOK 1239, PAGE 237, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

RESIDENTIAL LOT SUMMARY

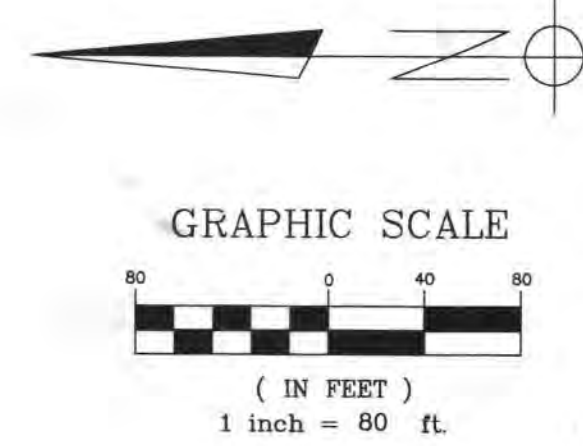
Lot #	Area (SF)	Area (AC)
1	14,822	0.34
2	9,934	0.23
3	9,294	0.21
4	8,654	0.20
5	8,014	0.18
6	8,019	0.18
7	8,000	0.18
8	8,022	0.18
9	8,006	0.18
10	8,006	0.18
11	8,007	0.18
12	8,007	0.18
13	9,672	0.22
14	14,944	0.34
15	16,490	0.38
16	16,392	0.38

RESIDENTIAL LOT SUMMARY

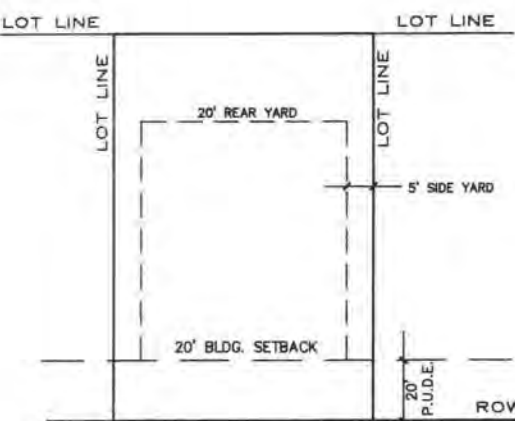
Lot #	Area (SF)	Area (AC)
17	12,767	0.29
18	10,807	0.25
19	8,702	0.20
20	8,014	0.18
21	8,031	0.18
22	8,085	0.19
23	8,085	0.19
24	8,085	0.19
25	8,030	0.18
26	8,441	0.19
27	9,562	0.22
28	9,436	0.22
29	9,674	0.22
30	8,968	0.21
31	8,951	0.21
32	11,040	0.25

RESIDENTIAL LOT SUMMARY

Lot #	Area (SF)	Area (AC)
33	8,271	0.19
34	8,725	0.20
35	8,793	0.20
36	8,741	0.20
37	8,579	0.20
38	10,023	0.23
39	8,473	0.19
40	8,612	0.20
41	9,371	0.22
42	8,734	0.20
43	8,625	0.20
44	8,779	0.20
45	8,820	0.20
46	8,740	0.20
47	9,616	0.22



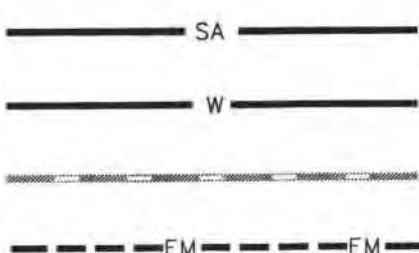
NOTE:
PORTIONS OF LOTS 13 THRU 25 AND 39 HAVE EXISTING GROUND SLOPES GREATER THAN 15%. PRIOR TO OBTAINING A BUILDING PERMIT FOR CONSTRUCTION IN AREAS GREATER THAN 15%, AN APPROPRIATE GEOTECHNICAL/ ENGINEERING FOUNDATION DESIGNS MUST BE PERFORMED AND APPROVED BY THE CITY ON THESE LOTS.



INTERIOR RS-8
TYPICAL LOT
LAYOUT



LEGEND



PROPOSED SANITARY LINE
(SIZE AS INDICATED)
PROPOSED WATER LINE
(SIZE AS INDICATED)
PROPOSED STORM LINE
(SIZE AS INDICATED)
PROPOSED FORCE MAIN
(SIZE AS INDICATED)

Zoning Data

Tract is zoned as follows: RS-8 PUD & CG
RS-8 PUD: Residential
CG: General Commercial

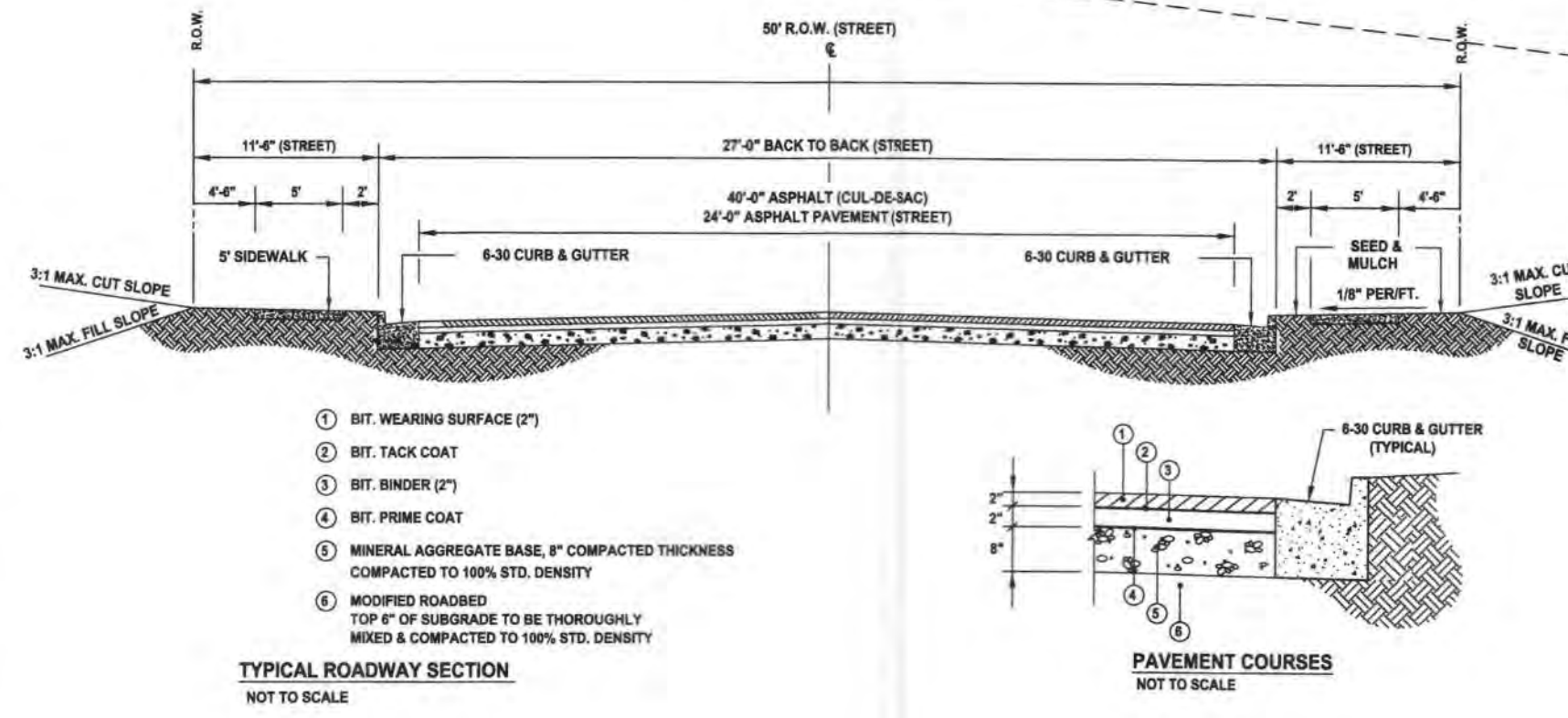
NOTE:

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT UNTIL STREET NAME, REGULATORY AND WARNING SIGNS ARE INSTALLED AND VERIFIED BY THE DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH SUCH LOT DEPENDS FOR ACCESS.

PLANT LIST

SYMBOL	QUANTITY	LABEL	COMMON NAME	GENUS AND SPECIES	SIZE*	SPACING	REMARKS
19	LT	TULIP POPLAR	Liriodendron tulipifera	2"-2.5" CAL	40'-0" O.C.	4'	CLEAR TRUNK
23	QP	WILLOW OAK	Quercus phellos	2"-2.5" CAL	40'-0" O.C.	4'	CLEAR TRUNK
18	AR	AUTUMN FLAME RED MAPLE	Acer rubrum 'Autumn Flame'	2"-2.5" CAL	40'-0" O.C.	4'	CLEAR TRUNK
25	GT	SHADE MASTER HONEYLOCUST	Gleditsia triacanthos inermis 'Shademaster'	2"-2.5" CAL	40'-0" O.C.	4'	CLEAR TRUNK
17	LS	ROTUNDILOBA SWEETGUM	Liquidambar styraciflua 'Rotundiloba'	2"-2.5" CAL	40'-0" O.C.	4'	CLEAR TRUNK
57	PS	WHITE PINE	Pinus strobus	2"-2.5" CAL	40'-0" O.C.		WELL SHEARED

* CALIPER SIZE MEASURED AT CHEST HEIGHT AT TIME OF PLANTING

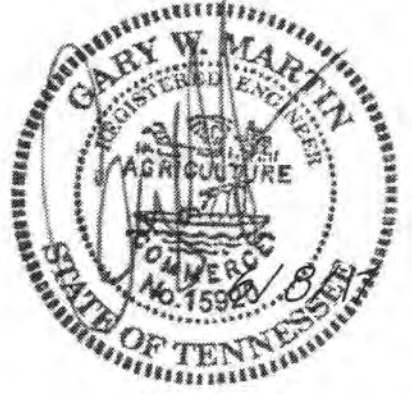


ENDORSEMENT OF PLANNING COMMISSION APPROVAL:

This preliminary plat was tentatively approved by the Fairview Municipal Planning Commission, with such exceptions or conditions as indicated in the minutes of the commission on _____ Date _____
This approval shall not become effective and no clearing, grading, or site construction shall take place until construction plans containing the information required by Section 5-103, of Subdivision Regulations, are approved. Preliminary plat approval shall not constitute final approval for recording purposes.

MARTIN ENGINEERING &
SURVEYING, LLC

5226 Main Street, Suite C-3
Spring Hill, TN 37174
615.812.2147
gary@martiengr.com



PRELIMINARY PLAT
MAP 42 PARCEL 46.01
MIXED-USE DEVELOPMENT

FAIRVIEW, TENNESSEE
WILLIAMSON COUNTY
CRYE-LEIKE REALTORS
FAIRVIEW, TENNESSEE

General Notes

No.	Revision/Issue	Date
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Date 2/15/17 Scale 1"= 80'

1 OF 1

AN ORDINANCE ESTABLISHING AND ADOPTING A PERPETUAL
COMPREHENSIVE PAY PLAN FOR FULL TIME EMPLOYEES
OF THE CITY OF FAIRVIEW, TENNESSEE

Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, ordinance 614, Bill # 2006-06, is hereby repealed;
and,

WHEREAS, appropriations for all personnel costs are included in
the annual budget ordinance passed each budget year by the
Board of Commissioners; and,

WHEREAS, adopting a perpetual pay plan for full time employees
is in the best interest of the city of Fairview; and,

WHEREAS, the management, oversight, amendment and
application of the city's pay plan is the responsibility of the city
manager; and,

WHEREAS, a framework pay plan must be enacted and in place
for perpetual use to ensure pay plan effectiveness; and,

WHEREAS, any cost of living or "C.O.L.A." pay rate adjustments
approved by the Board of Commissioners shall cover and affect
the entire city pay plan; and,

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

BE IT ORDAINED, that the Board of Commissioners of the City of
Fairview, Tennessee, does hereby adopt a perpetual pay plan for
full time employees, attached hereto as "Exhibit A"; and

BE IT FURTHER ORDAINED, that appropriations for all personnel
costs shall be included in the annual budget ordinance passed
each budget year by the Board of Commissioners; and,

BE IT FURTHER ORDAINED, that the management, oversight,
amendment and application of the city's pay plan is the
responsibility of the city manager; and,

BE IT FINALLY ORDAINED, that this Ordinance shall take effect
fifteen days (15) days after its first passage or upon second
reading, whichever is later, the public welfare requiring it and
desired by the Fairview Board of Commissioners.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

Passed Second Reading

CITY OF FAIRVIEW COMPREHENSIVE PAY PLAN HOURLY RATES - JULY 1, 2017																				
GRADE	STEP																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	\$10.00	\$10.20	\$10.40	\$10.61	\$10.82	\$11.04	\$11.26	\$11.49	\$11.72	\$11.95	\$12.19	\$12.43	\$12.68	\$12.94	\$13.19	\$13.46	\$13.73	\$14.00	\$14.28	\$14.57
2	\$10.40	\$10.61	\$10.82	\$11.04	\$11.26	\$11.48	\$11.71	\$11.95	\$12.19	\$12.43	\$12.68	\$12.93	\$13.19	\$13.45	\$13.72	\$14.00	\$14.28	\$14.56	\$14.85	\$15.15
3	\$10.82	\$11.03	\$11.25	\$11.48	\$11.71	\$11.94	\$12.18	\$12.42	\$12.67	\$12.93	\$13.18	\$13.45	\$13.72	\$13.99	\$14.27	\$14.56	\$14.85	\$15.15	\$15.45	\$15.76
4	\$11.25	\$11.47	\$11.70	\$11.94	\$12.18	\$12.42	\$12.67	\$12.92	\$13.18	\$13.44	\$13.71	\$13.99	\$14.27	\$14.55	\$14.84	\$15.14	\$15.44	\$15.75	\$16.07	\$16.39
5	\$11.70	\$11.93	\$12.17	\$12.41	\$12.66	\$12.92	\$13.17	\$13.44	\$13.71	\$13.98	\$14.26	\$14.55	\$14.84	\$15.13	\$15.44	\$15.74	\$16.06	\$16.38	\$16.71	\$17.04
6	\$12.17	\$12.41	\$12.66	\$12.91	\$13.17	\$13.43	\$13.70	\$13.98	\$14.26	\$14.54	\$14.83	\$15.13	\$15.43	\$15.74	\$16.05	\$16.37	\$16.70	\$17.04	\$17.38	\$17.72
7	\$12.65	\$12.91	\$13.16	\$13.43	\$13.70	\$13.97	\$14.25	\$14.53	\$14.83	\$15.12	\$15.42	\$15.73	\$16.05	\$16.37	\$16.70	\$17.03	\$17.37	\$17.72	\$18.07	\$18.43
8	\$13.16	\$13.42	\$13.69	\$13.96	\$14.24	\$14.53	\$14.82	\$15.12	\$15.42	\$15.73	\$16.04	\$16.36	\$16.69	\$17.02	\$17.36	\$17.71	\$18.06	\$18.43	\$18.79	\$19.17
9	\$13.69	\$13.96	\$14.24	\$14.52	\$14.81	\$15.11	\$15.41	\$15.72	\$16.03	\$16.36	\$16.68	\$17.02	\$17.36	\$17.70	\$18.06	\$18.42	\$18.79	\$19.16	\$19.55	\$19.94
10	\$14.23	\$14.52	\$14.81	\$15.10	\$15.41	\$15.71	\$16.03	\$16.35	\$16.68	\$17.01	\$17.35	\$17.70	\$18.05	\$18.41	\$18.78	\$19.16	\$19.54	\$19.93	\$20.33	\$20.73
11	\$14.80	\$15.10	\$15.40	\$15.71	\$16.02	\$16.34	\$16.67	\$17.00	\$17.34	\$17.69	\$18.04	\$18.40	\$18.77	\$19.15	\$19.53	\$19.92	\$20.32	\$20.73	\$21.14	\$21.56
12	\$15.39	\$15.70	\$16.02	\$16.34	\$16.66	\$17.00	\$17.34	\$17.68	\$18.04	\$18.40	\$18.77	\$19.14	\$19.52	\$19.91	\$20.31	\$20.72	\$21.13	\$21.56	\$21.99	\$22.43
13	\$16.01	\$16.33	\$16.66	\$16.99	\$17.33	\$17.68	\$18.03	\$18.39	\$18.76	\$19.13	\$19.52	\$19.91	\$20.30	\$20.71	\$21.13	\$21.55	\$21.98	\$22.42	\$22.87	\$23.32
14	\$16.65	\$16.98	\$17.32	\$17.67	\$18.02	\$18.38	\$18.75	\$19.13	\$19.51	\$19.90	\$20.30	\$20.70	\$21.12	\$21.54	\$21.97	\$22.41	\$22.86	\$23.32	\$23.78	\$24.26
15	\$17.32	\$17.66	\$18.02	\$18.38	\$18.74	\$19.12	\$19.50	\$19.89	\$20.29	\$20.70	\$21.11	\$21.53	\$21.96	\$22.40	\$22.85	\$23.31	\$23.77	\$24.25	\$24.73	\$25.23
16	\$18.01	\$18.37	\$18.74	\$19.11	\$19.49	\$19.88	\$20.28	\$20.69	\$21.10	\$21.52	\$21.95	\$22.39	\$22.84	\$23.30	\$23.76	\$24.24	\$24.72	\$25.22	\$25.72	\$26.24
17	\$18.73	\$19.10	\$19.49	\$19.88	\$20.27	\$20.68	\$21.09	\$21.51	\$21.94	\$22.38	\$22.83	\$23.29	\$23.75	\$24.23	\$24.71	\$25.21	\$25.71	\$26.23	\$26.75	\$27.29
18	\$19.48	\$19.87	\$20.27	\$20.67	\$21.08	\$21.51	\$21.94	\$22.38	\$22.82	\$23.28	\$23.74	\$24.22	\$24.70	\$25.20	\$25.70	\$26.22	\$26.74	\$27.28	\$27.82	\$28.38
19	\$20.26	\$20.66	\$21.08	\$21.50	\$21.93	\$22.37	\$22.81	\$23.27	\$23.74	\$24.21	\$24.69	\$25.19	\$25.69	\$26.21	\$26.73	\$27.26	\$27.81	\$28.37	\$28.93	\$29.51
20	\$21.07	\$21.49	\$21.92	\$22.36	\$22.81	\$23.26	\$23.73	\$24.20	\$24.69	\$25.18	\$25.68	\$26.20	\$26.72	\$27.25	\$27.80	\$28.36	\$28.92	\$29.50	\$30.09	\$30.69
21	\$21.91	\$22.35	\$22.80	\$23.25	\$23.72	\$24.19	\$24.68	\$25.17	\$25.67	\$26.19	\$26.71	\$27.24	\$27.79	\$28.34	\$28.91	\$29.49	\$30.08	\$30.68	\$31.29	\$31.92
22	\$22.79	\$23.24	\$23.71	\$24.18	\$24.67	\$25.16	\$25.66	\$26.18	\$26.70	\$27.23	\$27.78	\$28.33	\$28.90	\$29.48	\$30.07	\$30.67	\$31.28	\$31.91	\$32.55	\$33.20
23	\$23.70	\$24.17	\$24.66	\$25.15	\$25.65	\$26.17	\$26.69	\$27.22	\$27.77	\$28.32	\$28.89	\$29.47	\$30.06	\$30.66	\$31.27	\$31.90	\$32.53	\$33.18	\$33.85	\$34.53
24	\$24.65	\$25.14	\$25.64	\$26.16	\$26.68	\$27.21	\$27.76	\$28.31	\$28.88	\$29.46	\$30.04	\$30.65	\$31.26	\$31.88	\$32.52	\$33.17	\$33.84	\$34.51	\$35.20	\$35.91
25	\$25.63	\$26.15	\$26.67	\$27.20	\$27.75	\$28.30	\$28.87	\$29.44	\$30.03	\$30.63	\$31.25	\$31.87	\$32.51	\$33.16	\$33.82	\$34.50	\$35.19	\$35.89	\$36.61	\$37.34
26	\$26.66	\$27.19	\$27.74	\$28.29	\$28.86	\$29.43	\$30.02	\$30.62	\$31.23	\$31.86	\$32.50	\$33.15	\$33.81	\$34.49	\$35.18	\$35.88	\$36.60	\$37.33	\$38.07	\$38.84
27	\$27.72	\$28.28	\$28.84	\$29.42	\$30.01	\$30.61	\$31.22	\$31.85	\$32.48	\$33.13	\$33.80	\$34.47	\$35.16	\$35.86	\$36.58	\$37.31	\$38.06	\$38.82	\$39.60	\$40.39
28	\$28.83	\$29.41	\$30.00	\$30.60	\$31.21	\$31.83	\$32.47	\$33.12	\$33.78	\$34.46	\$35.15	\$35.85	\$36.57	\$37.30	\$38.05	\$38.81	\$39.58	\$40.37	\$41.18	\$42.01
29	\$29.99	\$30.59	\$31.20	\$31.82	\$32.46	\$33.11	\$33.77	\$34.45	\$35.13	\$35.84	\$36.55	\$37.29	\$38.03	\$38.79	\$39.57	\$40.36	\$41.17	\$41.99	\$42.83	\$43.69
30	\$31.19	\$31.81	\$32.45	\$33.10	\$33.76	\$34.43	\$35.12	\$35.82	\$36.54	\$37.27	\$38.02	\$38.78	\$39.55	\$40.34	\$41.15	\$41.97	\$42.81	\$43.67	\$44.54	\$45.43
31	\$32.43	\$33.08	\$33.74	\$34.42	\$35.11	\$35.81	\$36.53	\$37.26	\$38.00	\$38.76	\$39.54	\$40.33	\$41.13	\$41.96	\$42.80	\$43.65	\$44.52	\$45.42	\$46.32	\$47.25
32	\$33.73	\$34.41	\$35.09	\$35.80	\$36.51	\$37.24	\$37.99	\$38.75	\$39.52	\$40.31	\$41.12	\$41.94	\$42.78	\$43.64	\$44.51	\$45.40	\$46.31	\$47.23	\$48.18	\$49.14
33	\$35.08	\$35.78	\$36.50	\$37.23	\$37.97	\$38.73	\$39.51	\$40.30	\$41.10	\$41.92	\$42.76	\$43.62	\$44.49	\$45.38	\$46.29	\$47.21	\$48.16	\$49.12	\$50.10	\$51.11
34	\$36.48	\$37.21	\$37.96	\$38.72	\$39.49	\$40.28	\$41.09	\$41.91	\$42.75	\$43.60	\$44.47	\$45.36	\$46.27	\$47.20	\$48.14	\$49.10	\$50.08	\$51.09	\$52.11	\$53.15
35	\$37.94	\$38.70	\$39.48	\$40.27	\$41.07	\$41.89	\$42.73	\$43.58	\$44.46	\$45.35	\$46.25	\$47.18	\$48.12	\$49.08	\$50.07	\$51.07	\$52.09	\$53.13	\$54.19	\$55.28
36	\$39.46	\$40.25	\$41.06	\$41.88	\$42.71	\$43.57	\$44.44	\$45.33	\$46.23	\$47.16	\$48.10	\$49.06	\$50.05	\$51.05	\$52.07	\$53.11	\$54.17	\$55.25	\$56.36	\$57.49
37	\$41.04	\$41.86	\$42.70	\$43.55	\$44.42	\$45.31	\$46.22	\$47.14	\$48.08	\$49.05	\$50.03	\$51.03	\$52.05	\$53.09	\$54.15	\$55.23	\$56.34	\$57.46	\$58.61	\$59.79
38	\$42.68	\$43.53	\$44.41	\$45.29	\$46.20	\$47.12	\$48.07	\$49.03	\$50.01	\$51.01	\$52.03	\$53.07	\$54.13	\$55.21	\$56.32	\$57.44	\$58.59	\$59.76	\$60.96	\$62.18
39	\$44.39	\$45.28	\$46.18	\$47.11	\$48.05	\$49.01	\$49.99	\$50.99	\$52.01	\$53.05	\$54.11	\$55.19	\$56.29	\$57.42	\$58.57	\$59.74	\$60.94	\$62.15	\$63.40	\$64.67
40	\$46.16	\$47.09	\$48.03	\$48.99	\$49.97	\$50.97	\$51.99	\$53.03	\$54.09	\$55.17	\$56.27	\$57.40	\$58.55	\$59.72	\$60.91	\$62.13	\$63.37	\$64.64	\$65.93	\$67.25

CITY OF FAIRVIEW COMPREHENSIVE PAY PLAN ANNUAL RATES - JULY 1, 2017																				
GRADE																				
	STEP																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	\$20,800.00	\$21,216.00	\$21,640.32	\$22,073.13	\$22,514.59	\$22,964.88	\$23,424.18	\$23,892.66	\$24,370.52	\$24,857.93	\$25,355.08	\$25,862.19	\$26,379.43	\$26,907.02	\$27,445.16	\$27,994.06	\$28,553.94	\$29,125.02	\$29,707.52	\$30,301.67
2	\$21,632.00	\$22,064.64	\$22,505.93	\$22,956.05	\$23,415.17	\$23,883.48	\$24,361.15	\$24,848.37	\$25,345.34	\$25,852.24	\$26,369.29	\$26,896.67	\$27,434.61	\$27,983.30	\$28,542.96	\$29,113.82	\$29,696.10	\$30,290.02	\$30,895.82	\$31,513.74
3	\$22,497.28	\$22,947.23	\$23,406.17	\$23,874.29	\$24,351.78	\$24,838.81	\$25,335.59	\$25,842.30	\$26,359.15	\$26,886.33	\$27,424.06	\$27,972.54	\$28,531.99	\$29,102.63	\$29,684.68	\$30,278.38	\$30,883.94	\$31,501.62	\$32,131.66	\$32,774.29
4	\$23,397.17	\$23,865.11	\$24,342.42	\$24,829.27	\$25,325.85	\$25,832.37	\$26,349.01	\$26,876.00	\$27,413.52	\$27,961.79	\$28,521.02	\$29,091.44	\$29,673.27	\$30,266.74	\$30,872.07	\$31,489.51	\$32,119.30	\$32,761.69	\$33,416.92	\$34,085.26
5	\$24,333.06	\$24,819.72	\$25,316.11	\$25,822.44	\$26,338.88	\$26,865.66	\$27,402.98	\$27,951.04	\$28,510.06	\$29,080.26	\$29,661.86	\$30,255.10	\$30,860.20	\$31,477.41	\$32,106.95	\$32,749.09	\$33,404.07	\$34,072.16	\$34,753.60	\$35,448.67
6	\$25,306.38	\$25,812.51	\$26,328.76	\$26,855.33	\$27,392.44	\$27,940.29	\$28,499.09	\$29,069.08	\$29,650.46	\$30,243.47	\$30,848.34	\$31,465.30	\$32,094.61	\$32,736.50	\$33,391.23	\$34,059.06	\$34,740.24	\$35,435.04	\$36,143.74	\$36,866.62
7	\$26,318.64	\$26,845.01	\$27,381.91	\$27,929.55	\$28,488.14	\$29,057.90	\$29,639.06	\$30,231.84	\$30,836.48	\$31,453.21	\$32,082.27	\$32,723.92	\$33,378.39	\$34,045.96	\$34,726.88	\$35,421.42	\$36,129.85	\$36,852.44	\$37,589.49	\$38,341.28
8	\$27,371.38	\$27,918.81	\$28,477.18	\$29,046.73	\$29,627.66	\$30,220.22	\$30,824.62	\$31,441.11	\$32,069.94	\$32,711.33	\$33,365.56	\$34,032.87	\$34,713.53	\$35,407.80	\$36,115.96	\$36,838.28	\$37,575.04	\$38,326.54	\$39,093.07	\$39,874.93
9	\$28,466.24	\$29,035.56	\$29,616.27	\$30,208.60	\$30,812.77	\$31,429.02	\$32,057.61	\$32,698.76	\$33,352.73	\$34,019.79	\$34,700.18	\$35,394.19	\$36,102.07	\$36,824.11	\$37,560.59	\$38,311.81	\$39,078.04	\$39,859.60	\$40,656.80	\$41,469.93
10	\$29,604.89	\$30,196.98	\$30,800.92	\$31,416.94	\$32,045.28	\$32,686.19	\$33,339.91	\$34,006.71	\$34,686.84	\$35,380.58	\$36,088.19	\$36,809.95	\$37,546.15	\$38,297.08	\$39,063.02	\$39,844.28	\$40,641.16	\$41,453.99	\$42,283.07	\$43,128.73
11	\$30,789.08	\$31,404.86	\$32,032.96	\$32,673.62	\$33,327.09	\$33,993.63	\$34,673.51	\$35,366.98	\$36,074.32	\$36,795.80	\$37,531.72	\$38,282.35	\$39,048.00	\$39,828.96	\$40,625.54	\$41,438.05	\$42,266.81	\$43,112.15	\$43,974.39	\$44,853.88
12	\$32,020.64	\$32,661.06	\$33,314.28	\$33,980.56	\$34,660.18	\$35,353.38	\$36,060.45	\$36,781.66	\$37,517.29	\$38,267.63	\$39,032.99	\$39,813.65	\$40,609.92	\$41,422.12	\$42,250.56	\$43,095.57	\$43,957.48	\$44,836.63	\$45,733.37	\$46,648.03
13	\$33,301.47	\$33,967.50	\$34,646.85	\$35,339.79	\$36,046.58	\$36,767.51	\$37,502.86	\$38,252.92	\$39,017.98	\$39,798.34	\$40,594.31	\$41,406.19	\$42,234.32	\$43,079.00	\$43,940.58	\$44,819.39	\$45,715.78	\$46,630.10	\$47,562.70	\$48,513.95
14	\$34,633.53	\$35,326.20	\$36,032.72	\$36,753.38	\$37,488.45	\$38,238.21	\$39,002.98	\$39,783.04	\$40,578.70	\$41,390.27	\$42,218.08	\$43,062.44	\$43,923.69	\$44,802.16	\$45,698.21	\$46,612.17	\$47,544.41	\$48,495.30	\$49,465.21	\$50,454.51
15	\$36,018.87	\$36,739.25	\$37,474.03	\$38,223.51	\$38,987.98	\$39,767.74	\$40,563.10	\$41,374.36	\$42,201.85	\$43,045.88	\$43,906.80	\$44,784.94	\$45,680.64	\$46,594.25	\$47,526.13	\$48,476.66	\$49,446.19	\$50,435.11	\$51,443.82	\$52,472.69
16	\$37,459.62	\$38,208.82	\$38,972.99	\$39,752.45	\$40,547.50	\$41,358.45	\$42,185.62	\$43,029.33	\$43,889.92	\$44,767.72	\$45,663.07	\$46,576.34	\$47,507.86	\$48,458.02	\$49,427.18	\$50,415.72	\$51,424.04	\$52,452.52	\$53,501.57	\$54,571.60
17	\$38,958.01	\$39,737.17	\$40,531.91	\$41,342.55	\$42,169.40	\$43,012.79	\$43,873.05	\$44,750.51	\$45,645.52	\$46,558.43	\$47,489.60	\$48,439.39	\$49,408.18	\$50,396.34	\$51,404.27	\$52,432.35	\$53,481.00	\$54,550.62	\$55,641.63	\$56,754.46
18	\$40,516.33	\$41,326.66	\$42,153.19	\$42,996.25	\$43,856.18	\$44,733.30	\$45,627.97	\$46,540.53	\$47,471.34	\$48,420.77	\$49,389.18	\$50,376.96	\$51,384.50	\$52,412.19	\$53,460.44	\$54,529.65	\$55,620.24	\$56,732.64	\$57,867.30	\$59,024.64
19	\$42,136.98	\$42,979.72	\$43,839.32	\$44,716.10	\$45,610.43	\$46,522.63	\$47,453.09	\$48,402.15	\$49,370.19	\$50,357.60	\$51,364.75	\$52,392.04	\$53,439.88	\$54,508.68	\$55,598.85	\$56,710.83	\$57,845.05	\$59,001.95	\$60,181.99	\$61,385.63
20	\$43,822.46	\$44,698.91	\$45,592.89	\$46,504.75	\$47,434.84	\$48,383.54	\$49,351.21	\$50,338.24	\$51,345.00	\$52,371.90	\$53,419.34	\$54,487.72	\$55,577.48	\$56,689.03	\$57,822.81	\$58,979.27	\$60,158.85	\$61,362.03	\$62,589.27	\$63,841.05
21	\$45,575.36	\$46,486.87	\$47,416.61	\$48,364.94	\$49,332.24	\$50,318.88	\$51,325.26	\$52,351.76	\$53,398.80	\$54,466.78	\$55,556.11	\$56,667.23	\$57,800.58	\$58,956.59	\$60,135.72	\$61,338.44	\$62,565.20	\$63,816.51	\$65,092.84	\$66,394.70
22	\$47,398.38	\$48,346.34	\$49,313.27	\$50,299.54	\$51,305.53	\$52,331.64	\$53,378.27	\$54,445.83	\$55,534.75	\$56,645.45	\$57,778.36	\$58,933.92	\$60,112.60	\$61,314.85	\$62,541.15	\$63,791.97	\$65,067.81	\$66,369.17	\$67,696.55	\$69,050.48
23	\$49,294.31	\$50,280.20	\$51,285.80	\$52,311.52	\$53,357.75	\$54,424.90	\$55,513.40	\$56,623.67	\$57,756.14	\$58,911.26	\$60,089.49	\$61,291.28	\$62,517.11	\$63,767.45	\$65,042.80	\$66,343.65	\$67,670.53	\$69,023.94	\$70,404.41	\$71,812.50
24	\$51,266.08	\$52,291.40	\$53,337.23	\$54,403.98	\$55,492.06	\$56,601.90	\$57,733.94	\$58,888.62	\$60,066.39	\$61,267.72	\$62,493.07	\$63,742.93	\$65,017.79	\$66,318.15	\$67,644.51	\$68,997.40	\$70,377.35	\$71,784.89	\$73,220.59	\$74,685.00
25	\$53,316.73	\$54,383.06	\$55,470.72	\$56,580.14	\$57,711.74	\$58,865.97	\$60,043.29	\$61,244.16	\$62,469.04	\$63,718.42	\$64,992.79	\$66,292.65	\$67,618.50	\$68,970.87	\$70,350.29	\$71,757.29	\$73,192.44	\$74,656.29	\$76,149.41	\$77,672.40
26	\$55,449.40	\$56,558.38	\$57,689.55	\$58,843.34	\$60,020.21	\$61,220.61	\$62,445.03	\$63,693.93	\$64,967.80	\$66,267.16	\$67,592.50	\$68,944.35	\$70,323.24	\$71,729.71	\$73,164.30	\$74,627.59	\$76,120.14	\$77,642.54	\$79,195.39	\$80,779.30
27	\$57,667.37	\$58,820.72	\$59,997.13	\$61,197.08	\$62,421.02	\$63,669.44	\$64,942.83	\$66,241.68	\$67,566.52	\$68,917.85	\$70,296.20	\$71,702.13	\$73,136.17	\$74,598.89	\$76,090.87	\$77,612.69	\$79,164.94	\$80,748.24	\$82,363.21	\$84,010.47
28	\$59,974.07	\$61,173.55	\$62,397.02	\$63,644.96	\$64,917.86	\$66,216.22	\$67,540.54	\$68,891.35	\$70,269.18	\$71,674.56	\$73,108.05	\$74,570.21	\$76,061.62	\$77,582.85	\$79,134.51	\$80,717.20	\$82,331.54	\$83,978.17	\$85,657.74	\$87,370.89
29	\$62,373.03	\$63,620.49	\$64,892.90	\$66,190.76	\$67,514.57	\$68,864.86	\$70,242.16	\$71,647.00	\$73,079.94	\$74,541.54	\$76,032.37	\$77,553.02	\$79,104.08	\$80,686.16	\$82,299.89	\$83,945.88	\$85,624.80	\$87,337.30	\$89,084.04	\$90,865.73
30	\$64,867.95	\$66,165.31	\$67,488.62	\$68,838.39	\$70,215.16	\$71,619.46	\$73,051.85	\$74,512.88	\$76,003.14	\$77,523.21	\$79,073.67	\$80,655.14	\$82,268.25	\$83,913.61	\$85,591.88	\$87,303.72	\$89,049.79	\$90,830.79	\$92,647.41	\$94,500.35
31	\$67,462.67	\$68,811.92	\$70,188.16	\$71,591.92	\$73,023.76	\$74,484.24	\$75,973.92	\$77,493.40	\$79,043.27	\$80,624.13	\$82,236.62	\$83,881.35	\$85,558.98	\$87,270.15	\$89,015.56	\$90,795.87	\$92,611.79	\$94,464.02	\$96,353.30	\$98,280.37
32	\$70,161.17	\$71,564.40	\$72,995.69	\$74,455.60	\$75,944.71	\$77,463.61	\$79,012.88	\$80,593.14	\$82,205.00	\$83,849.10	\$85,526.08	\$87,236.60	\$88,981.33	\$90,760.96	\$92,576.18	\$94,427.70	\$96,316.26	\$98,242.58	\$100,207.43	\$102,211.58
33	\$72,967.62	\$74,426.97	\$75,915.51	\$77,433.82	\$78,982.50	\$80,562.15	\$82,173.39	\$83,816.86	\$85,493.20	\$87,203.06	\$88,947.12	\$90,726.07	\$92,540.59	\$94,391.40	\$96,279.23	\$98,204.81	\$100,168.91	\$102,172.29	\$104,215.73	\$106,300.05
34	\$75,886.33	\$77,404.05	\$78,952.13	\$80,531.18	\$82,141.80	\$83,784.64	\$85,460.33	\$87,169.54	\$88,912.93	\$90,691.19	\$92,505.01	\$94,355.11	\$96,242.21	\$98,167.06	\$100,130.40	\$102,133.00	\$104,175.66	\$106,259.18	\$108,384.36	\$110,552.05
35	\$78,921.78	\$80,500.22	\$82,110.22	\$83,752.42	\$85,427.47	\$87,136.02	\$88,878.74	\$90,656.32	\$92,469.44	\$94,318.83	\$96,205.21	\$98,129.31	\$100,091.90	\$102,093.74	\$104,135.61	\$106,218.32	\$108,342.69	\$110,509.55	\$112,719.74	\$114,974.13
36	\$82,078.65	\$83,720.22	\$85,394.63	\$87,102.52	\$88,844.57	\$90,621.46	\$92,433.89	\$94,282.57	\$96,168.22	\$98,091.59	\$100,053.42	\$102,054.49	\$104,095.58	\$106,177.49	\$108,301.04	\$110,467.06	\$112,676.40	\$114,929.93	\$117,228.53	\$119,573.10
37	\$85,361.80	\$87,069.03	\$88,810.41	\$90,586.62	\$92,398.35	\$94,246.32	\$96,131.25	\$98,053.87	\$100,014.95	\$102,015.25	\$104,055.55	\$106,136.67	\$108,259.40	\$110,424.59	\$112,633.08	\$114,885.74	\$117,183.45	\$119,527.12	\$121,917.67	\$124,356.02
38	\$88,776.27	\$90,551.79	\$92,362.83	\$94,210.09	\$96,094.29	\$98,016.17	\$99,976.50	\$101,976.03	\$104,015.55	\$106,095.86	\$108,217.78	\$110,382.13	\$112,589.77	\$114,841.57	\$117,138.40	\$119,481.17	\$121,870.79	\$124,308.21	\$126,794.37	\$129,330.26
39	\$92,327.32	\$94,173.87	\$96,057.34	\$97,978.49	\$99,938.06	\$101,936.82	\$103,975.56	\$106,055.07	\$108,176.17	\$110,339.69	\$112,546.49	\$114,797.42	\$117,093.37	\$119,435.23	\$121,823.94	\$124,260.42	\$126,745.62	\$129,280.54	\$131,866.15	\$134,503.47
40	\$96,020.41	\$97,940.82	\$99,899.64	\$101,897.63	\$103,935.58	\$106,014.29	\$108,134.58	\$110,297.27	\$112,503.22	\$114,753.28	\$117,048.35	\$119,389.31	\$121,777.10	\$124,212.64	\$126,696.90	\$129,230.83	\$131,815.45	\$134,451.76	\$137,140.79	\$139,883.61

Classified Service Position	Pay Grade	Salaried	Step 1 Hourly Rate	Step 1 Annual Rate	Step 20 Hourly Rate	Step 20 Annual Rate
Administrative Assistant	15	No	\$17.32	\$36,018.87	\$25.23	\$52,472.69
Building Inspector	19	No	\$20.26	\$42,136.98	\$29.51	\$61,385.63
City Manager	32	Yes	\$33.73	\$70,161.17	\$49.14	\$102,211.58
City Recorder	22	Yes	\$22.79	\$47,398.38	\$33.20	\$69,050.48
Codes Clerk	11	No	\$12.65	\$26,318.64	\$21.56	\$44,853.88
Codes Inspector	23	No	\$23.70	\$49,294.31	\$34.53	\$71,812.50
Court Clerk	17	No	\$18.73	\$38,958.01	\$27.29	\$56,754.46
Deputy Court Clerk	15	No	\$17.32	\$36,018.87	\$25.23	\$52,472.69
Director - Finance	26	Yes	\$26.66	\$55,449.40	\$38.84	\$80,779.30
Director - Human Resources	26	Yes	\$26.66	\$55,449.40	\$38.84	\$80,779.30
Director - Information Technology	26	Yes	\$26.66	\$55,449.40	\$38.84	\$80,779.30
Director - Planning	26	Yes	\$26.66	\$55,449.40	\$38.84	\$80,779.30
Director - Public Works	26	Yes	\$26.66	\$55,449.40	\$38.84	\$80,779.30
Director - Retail Development	26	Yes	\$26.66	\$55,449.40	\$38.84	\$80,779.30
Equipment Operator	11	No	\$14.80	\$30,789.08	\$21.56	\$44,853.88
Finance Clerk	10	No	\$14.23	\$29,604.89	\$20.73	\$43,128.73
Fire Assistant Chief	27	No	\$27.72	\$57,667.37	\$40.39	\$84,010.47
Fire Captain	25	No	\$25.63	\$53,316.73	\$37.34	\$77,672.40
Fire Chief	29	Yes	\$29.99	\$62,373.03	\$43.69	\$90,865.73
Fire Lieutenant	20	No	\$21.07	\$43,822.46	\$26.24	\$54,571.60
Fire Training Officer	18	No	\$19.48	\$40,516.33	\$28.38	\$59,024.64
Firefighter	14	No	\$16.65	\$34,633.53	\$24.26	\$50,454.51
I.T Technician	16	No	\$18.01	\$37,459.62	\$26.24	\$54,571.60
Janitorial Worker	3	No	\$10.82	\$22,497.28	\$15.76	\$32,774.29
Mechanic	10	No	\$14.23	\$29,604.89	\$17.72	\$43,128.73
Park Naturalist	7	No	\$12.65	\$26,318.64	\$18.43	\$38,341.28
Park Programmer	11	No	\$14.80	\$30,789.08	\$21.56	\$44,853.88
Park Ranger	11	No	\$14.80	\$30,789.08	\$21.56	\$44,853.88
Police Assistant Chief	27	No	\$27.72	\$57,667.37	\$40.39	\$84,010.47
Police Captain	25	No	\$25.63	\$53,316.73	\$37.34	\$77,672.40
Police Chief	29	Yes	\$28.83	\$59,974.07	\$43.69	\$90,865.73
Police Lieutenant	22	No	\$22.79	\$47,398.38	\$33.20	\$69,050.48
Police Officer	14	No	\$16.65	\$34,633.53	\$24.26	\$50,454.51
Police Sergeant	20	No	\$21.07	\$43,822.46	\$30.69	\$63,841.05
Public Works Crew Chief	7	No	\$12.65	\$26,318.64	\$18.43	\$38,341.28
Public Works Crew Member	6	No	\$12.17	\$25,306.38	\$17.72	\$36,866.62
Superintendent - Parks	14	No	\$16.65	\$34,633.53	\$24.26	\$50,454.51
Superintendent - Streets	14	No	\$16.65	\$34,633.53	\$24.26	\$50,454.51
Receptionist	3	No	\$10.82	\$22,497.28	\$15.76	\$32,774.29

FAIRVIEW FIRE DEPARTMENT JULY 1, 2017, PAY PLAN - 2756 HOURLY RATES																				
	ANNUAL RATE DIVIDED BY 2756																			
GRADE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
14	\$12.57	\$12.82	\$13.07	\$13.34	\$13.60	\$13.87	\$14.15	\$14.44	\$14.72	\$15.02	\$15.32	\$15.62	\$15.94	\$16.26	\$16.58	\$16.91	\$17.25	\$17.60	\$17.95	\$18.31
18	\$14.70	\$15.00	\$15.30	\$15.60	\$15.91	\$16.23	\$16.56	\$16.89	\$17.22	\$17.57	\$17.92	\$18.28	\$18.64	\$19.02	\$19.40	\$19.79	\$20.18	\$20.59	\$21.00	\$21.42
20	\$15.90	\$16.22	\$16.54	\$16.87	\$17.21	\$17.56	\$17.91	\$18.26	\$18.63	\$19.00	\$19.38	\$19.77	\$20.17	\$20.57	\$20.98	\$21.40	\$21.83	\$22.26	\$22.71	\$23.16
25	\$19.35	\$19.73	\$20.13	\$20.53	\$20.94	\$21.36	\$21.79	\$22.22	\$22.67	\$23.12	\$23.58	\$24.05	\$24.54	\$25.03	\$25.53	\$26.04	\$26.56	\$27.09	\$27.63	\$28.18
27	\$20.92	\$21.34	\$21.77	\$22.21	\$22.65	\$23.10	\$23.56	\$24.04	\$24.52	\$25.01	\$25.51	\$26.02	\$26.54	\$27.07	\$27.61	\$28.16	\$28.72	\$29.30	\$29.89	\$30.48
29	\$22.63	\$23.08	\$23.55	\$24.02	\$24.50	\$24.99	\$25.49	\$26.00	\$26.52	\$27.05	\$27.59	\$28.14	\$28.70	\$29.28	\$29.86	\$30.46	\$31.07	\$31.69	\$32.32	\$32.97
	ANNUAL RATE BY GRADE																			
GRADE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
14	\$34,633.53	\$35,326.20	\$36,032.72	\$36,753.38	\$37,488.45	\$38,238.21	\$39,002.98	\$39,783.04	\$40,578.70	\$41,390.27	\$42,218.08	\$43,062.44	\$43,923.69	\$44,802.16	\$45,698.21	\$46,612.17	\$47,544.41	\$48,495.30	\$49,465.21	\$50,454.51
18	\$40,516.33	\$41,326.66	\$42,153.19	\$42,996.25	\$43,856.18	\$44,733.30	\$45,627.97	\$46,540.53	\$47,471.34	\$48,420.77	\$49,389.18	\$50,376.96	\$51,384.50	\$52,412.19	\$53,460.44	\$54,529.65	\$55,620.24	\$56,732.64	\$57,867.30	\$59,024.64
20	\$43,822.46	\$44,698.91	\$45,592.89	\$46,504.75	\$47,434.84	\$48,383.54	\$49,351.21	\$50,338.24	\$51,345.00	\$52,371.90	\$53,419.34	\$54,487.72	\$55,577.48	\$56,689.03	\$57,822.81	\$58,979.27	\$60,158.85	\$61,362.03	\$62,589.27	\$63,841.05
25	\$53,316.73	\$54,383.06	\$55,470.72	\$56,580.14	\$57,711.74	\$58,865.97	\$60,043.29	\$61,244.16	\$62,469.04	\$63,718.42	\$64,992.79	\$66,292.65	\$67,618.50	\$68,970.87	\$70,350.29	\$71,757.29	\$73,192.44	\$74,656.29	\$76,149.41	\$77,672.40
27	\$57,667.37	\$58,820.72	\$59,997.13	\$61,197.08	\$62,421.02	\$63,669.44	\$64,942.83	\$66,241.68	\$67,566.52	\$68,917.85	\$70,296.20	\$71,702.13	\$73,136.17	\$74,598.89	\$76,090.87	\$77,612.69	\$79,164.94	\$80,748.24	\$82,363.21	\$84,010.47
29	\$62,373.03	\$63,620.49	\$64,892.90	\$66,190.76	\$67,514.57	\$68,864.86	\$70,242.16	\$71,647.00	\$73,079.94	\$74,541.54	\$76,032.37	\$77,553.02	\$79,104.08	\$80,686.16	\$82,299.89	\$83,945.88	\$85,624.80	\$87,337.30	\$89,084.04	\$90,865.73